(5) उत्पादन संबंधी लक्ष्य प्राप्त करने की प्रगति नियमित रूप से मानिटर की जा रही है।

Import of steel car bodies

1242. SHRI BIR BHADRA PRATAP SINGH:

SHRI BHAGATRAM MANHAR:

Will the Minister of STEEL AND MINES be pleased to state:

(a) whether it is a fact that steel for car bodies, being indigenously manufactured, is being imported; if so, what are the reasons therefor; and

(b) what is the total consumption of steel in India and the quantum of this consumption which is imported?

THE MINISTER OF STATE IN THE DEPARTMENT OF STEEL IN THE MINISTRY OF STEEL AND MINES (SHRI YOGENDRA MAKWANA): (a) Yes, Sir. Most of the steel required for car bodies is imported as domestic availability of this grade of steel falls short of the requirement.

(b) The apparent consumption of steel within the country was about 12.7 million tonnes in 1987-88. Of this, imports are estimated at about 1.7 million tonnes.

Loss to NCCF Patna branch on potatoes deal

1243. SHRI SHANKER SINH VAGHELA:

SHRI ISH DUTT YADAV:

SHRI VIRENDRA VERMA:

Will the Minister of FOOD AND CIVIL SUPPLIES be pleased to state:

(a) whether it is a fact that the Audit Report pertaining to the period ending 30th June, 1985 pointed out a loss of Rs. 7.89 lakhs in sale/purchase of potatoes handled by the Patna Branch of the National Consumers, Cooperative Federation India Ltd;

(b) whether it is also a fact that as per aims and objects of NCCF the Federation is to deal in consumers items and not in agricultural items like potatoes which are required to be dealt with by NAFED; and

(c) if so, whether Government have made any inquiry into the losses pointed out by the Company Auditors; if so, what is the outcome thereof stating the action taken by the Government against the officials found responsible for the irregularities?

THE DEPUTY MINISTER IN THE MINISTRY OF FOOD AND CIVIL SUPPLIES (SHRI D. L. BAITHA): (a) Yes, Sir.

(b) NCCF deals with consumer items including potatoes, pulses etc.

(c) An inquiry is being conducted in this regard by the NCCF. Action will be taken on receipt of the findings of the inquiry.

Allegations of vested interests causing delay in amendment of Rent Control Laws

1244. SHRI KAPIL VERMA:

SHRIMATI VEENA VERMA:

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Prime Minister has received any memorandum from the Society for Fair Laws and Justice, alleging that vested interests are behind delay in amendment of the Rent Control Laws;

(b) if so, what are the details thereof; and

(c) what action Government propose to take to expedite the issue?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) and

(b) the Society for Fair Laws had addressed a communication dated 27-7-87 to the Prime Minister, alleging, inter-alia that vested interests were trying to scuttle the amendment of the Delhi Rent Control Act. The main submissions made by the Society in their aforesaid communication are given in the enclosed Statement. (*See* below).

(c) The question of suitably amending the Delhi Rent Control Act, 1958 is under active consideration of the Government.

Statement

Extracts from the letter dated the 27th July, 1987 addressed by the Society for Fair Laws and Justice to Prime Minister.

Our Society is of the firm view that there should be no Rent Control Laws relating to urban property and the property owner should be free to rent their property in accordance with market rent which they can fetch and on terms and conditions which are mutually acceptable to the house owners and tenants. It would be naive to believe that all tenants require protection of law. As a matter of fact for the economically weaker section of society the Slum Act takes care. However if at present complete abolition of Rent Control Laws appears too radical, we would suggest the following measures:—

1. All pending cases relating to Rent Control Laws in various courts must be decided within next six months and strictly in accordance with the written agreements which should not be subordinated to the Rent Control Laws.

2. Where there is no agreement, and the owner wants his house to be vacated the tenant should be given 3 months notice to vacate the premises. Thereafter the tenant must vacate the premises without any conditions or going to court|police.

3. In cases where the tenant and the owner agree to continue the tenancy, the rent should be increased upto the level of 14 per cent of the current value of land and building and arrears should be payed according to the price index. If Govt. is sympathetic to the tenant, let them pay subsidy to the house owner to make up the difference retrospectively.

4. Cases relating to widows, orphans, retired civil and military personnel must be taken out of the purview of the Rent Control. Courts and the Lawyers should not have anything to do with them. Similarly owners of only one house in Delhi should not be governed by DRCA at all. This should include commercial or residential building, and there should be absolutely no inheritance of tenancy.

5. It is a pity that at present a tenant can drag a house developer to a criminal court under section 48 of DRCA where bail is insisted upon to begin with. This system must be abolished, and there must not be any criminal case against a house owner under the DRCA.

6. For future cases all agreements should be registered with the Registrar of Housing and he should be empowered to strictly enforce the provision of the agreement with police help if necessary. For three to five tenancies the rents may be linked with the price index, and there should be provision for vacation by one month notice on either side. Nobody should have power to revise the agreement. No tenant should be allowed to stay at one place for more than three to five years so that he makes place for young entrants to the city market. Thereafter the agreement should automatically lapse unless renewed by mutual agreement. The Act should not Control but should encourage housing industry by grant of low cost loans, land building material, etc.

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1245. SHRI KAPIL VERMA:
SHRI A. G. KULKARNI:
SHRIMATI VEENA VERMA:

Will the Minister of INFORMATION AND BROADCASTING be pleased to